

# Tres Sueños Unit Twenty One

City of El Paso — City Plan Commission — 10/4/2018

**SUSU18-00082 — Major Preliminary**



**STAFF CONTACT:** Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov

**PROPERTY OWNER:** G. Bowling Enterprises, LLC

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of Montana and East of Rich Beem, District 5

**ACREAGE:** 19.26

**VESTED:** Yes

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** 1. Modification to allow a 52' ROW.  
2. To allow street names in excess of 13 characters.

**RELATED APPLICATIONS:** N/A

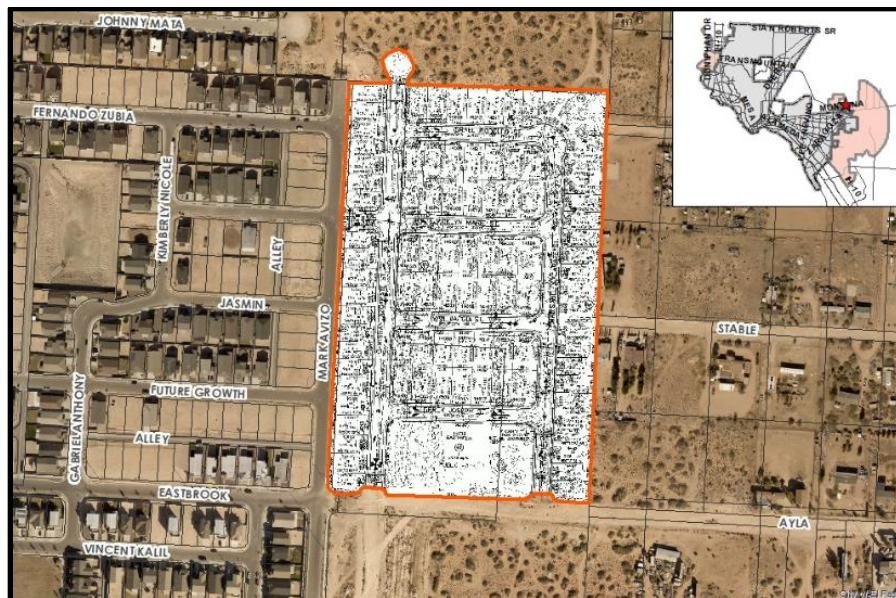
**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval with a condition

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 19.26 acres of land into 92 single-family residential lots and one 2.01-acre park. The proposed subdivision lies within the Tres Sueños Land Study, which was approved on March 22, 2006 and is conformance with the land study. This subdivision is being reviewed under the former subdivision code. Primary access to the proposed subdivision will be provided via Mark Avizo and Eastbrook.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **APPROVAL** of Tres Sueños Unit 21 on a major preliminary basis subject to the following condition:

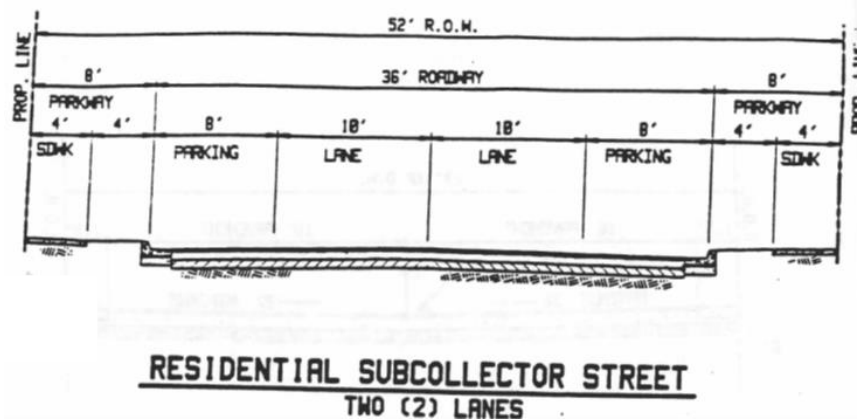
- Staff recommends that the City Plan Commission require the applicant landscape the rear of all double frontage lots pursuant to Section 19.16.080.D of the former subdivision code.



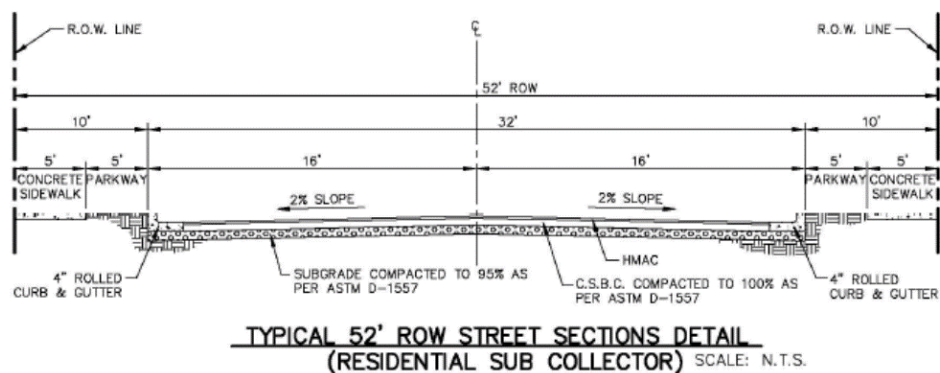
### DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

- To allow a 52' ROW with 32' of pavement, 5' landscape parkway and 5' sidewalk.

### **REQUIRED**



### **PROPOSED**



The applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

#### **Section 19.04.170.A3**

The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

Per Section 19.16.040.A.2.d, to allow street names in excess of 13 characters for the following streets:

1. Marisbel Azcarate
2. Christian Azcarate

These street names are a continuation of previously approved names.

## **RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN**

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable)

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.4.a.:</b> Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	No, while the applicant is proposing two new connections to the existing street network, there is opportunity for even more connectivity to the existing street network to the east of the proposed subdivision.
<b>2.3.3.b:</b> Dead-end streets and cul-de-sacs should be allowed only when required by topographic constraints or when conditions on adjoining property prevent existing or future connections.	Yes, the applicant is proposing dead-end streets; however, these streets will eventually connect to future subdivisions.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned P-R 1 (Planned Residential District 1) and is currently vacant. Surrounding land uses are residential in nature. Properties adjacent to the subject property are zoned P-R 1, except for the properties located on the east of the proposed subdivision. These properties are located in the County, but within the City's Extraterritorial Jurisdiction (ETJ). The nearest school is Purple Heart Elementary, which is located approximately .40 miles to the southwest. There is a park proposed within the subdivision. This property is not located within any Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A.

### **STAFF COMMENTS:**

Staff has no additional comments.

### **PLAT EXPIRATION:**

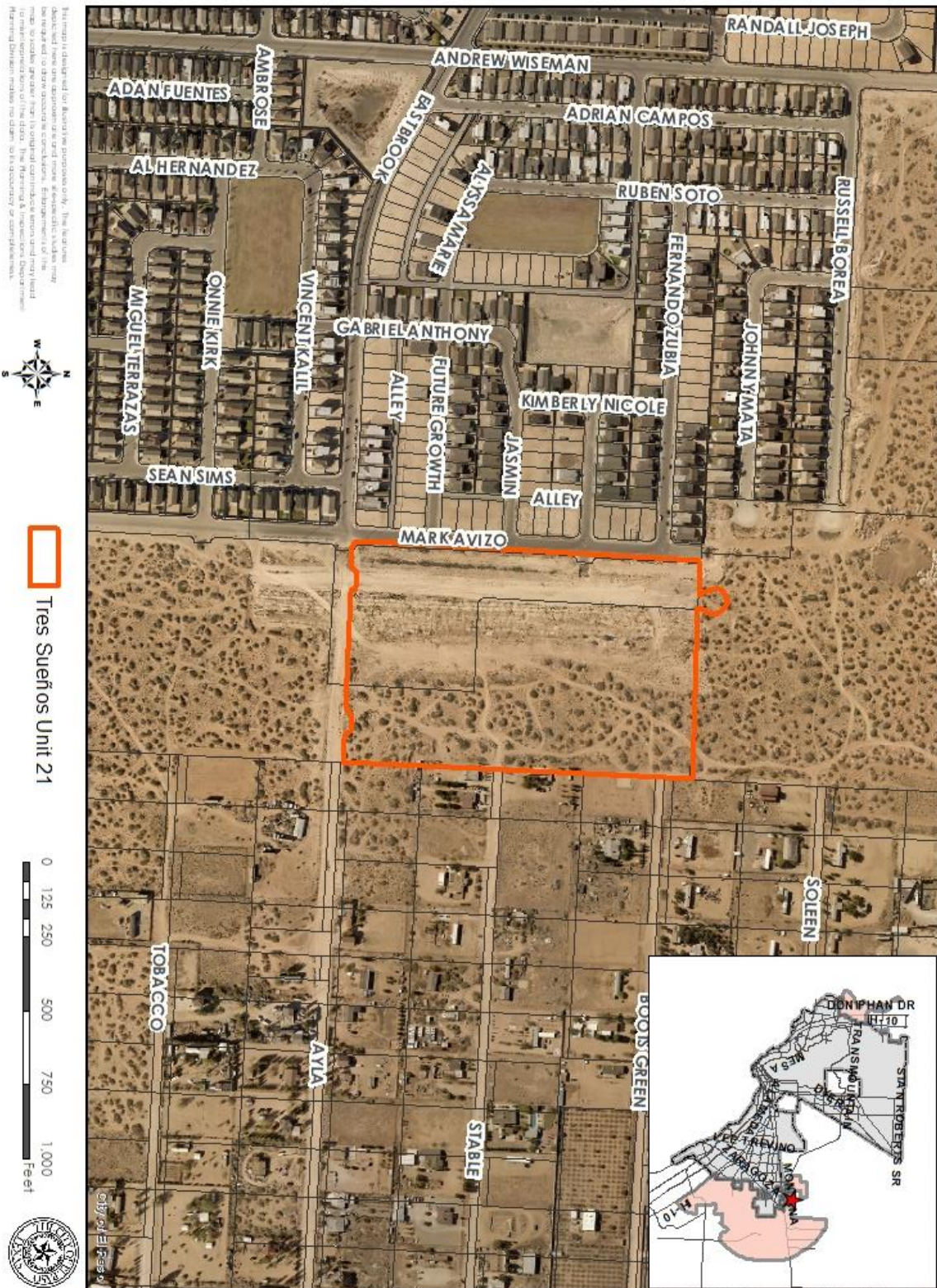
This application will expire on **April 4, 2019**. Failure to submit the final plat within the specified date, or within an approved six-month extension period, shall require the total resubmission of the preliminary subdivision application which shall be subject to the then existing subdivision regulations.

### **ATTACHMENTS:**

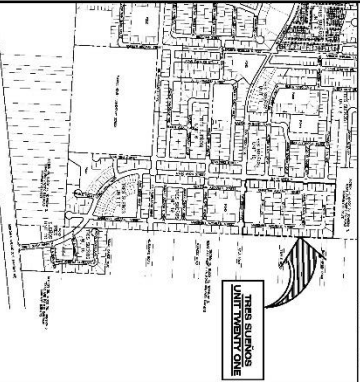
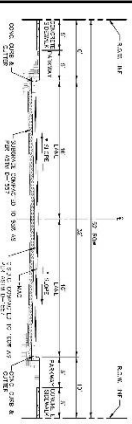
1. Location Map
2. Preliminary plat
3. Application
4. Modification Requests
5. Department Comments

# ATTACHMENT 1

## Tres Sueños Unit 21

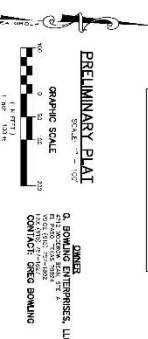
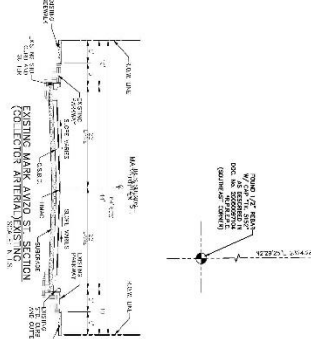
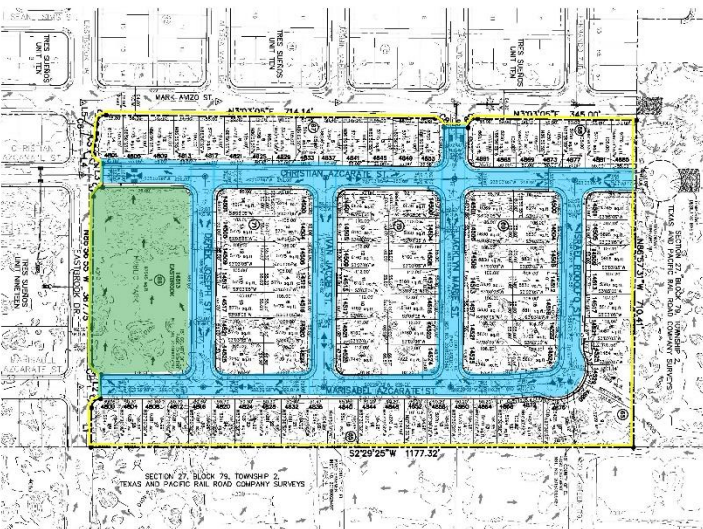


**TRES SUEÑOS**  
**UNIT TWENTY ONE**

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**CONTACT FOR INFORMATION:**

- [illegible]



**PLANNERS**

**o&a**

U n i o n

7065 SOUTHWEST SHOREWAY  
SUITE 100  
IRVING, TX 75039 • (972) 440-0000

CONTACT: JORGE L. AZCUNA, P.E.

**SHARADON**

**Barragan  
&  
Associates  
Inc.**

2415 • 24TH ST. • DALLAS 75219 • TX  
(214) 343-1100 • FAX (214) 343-1101  
FACSIMILE (214) 343-1102

CONTACT: BENITO BARRAGAN, P.E.

DATE OF INFORMATION: AUGUST 2018

# ATTACHMENT 3



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 9/12/18

FILE NO. 545418-00082

SUBDIVISION NAME: TRES SUEÑOS UNIT TWENTY ONE

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>12.56</u>	<u>92</u>	Office		
Duplex			Street & Alley	<u>4.69</u>	<u>6</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.01</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>99</u>	
Industrial			Total (Gross) Acreage	<u>19.26</u>	
3. What is existing zoning of the above described property? P-R1 Proposed zoning? P-R1
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Proposed infrastructure to capture runoff and discharge it into an existing ponding area located at Tres Sueños Unit 19
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception  
SEE MODIFICATION LETTER ATTACHED.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12. Owner of record G. Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802.  
(Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises 4712 Woodrow Bean Ste. A El Paso Texas 79924 (915) 757-1802.  
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232.  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING  
UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND  
COMPLETENESS.

# ATTACHMENT 4



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

September 10, 2018

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz  
Lead Subdivision Planner

Reference: Tres Sueños Unit Twenty-One – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted subdivisions in the area.

Modification No. 2: Street Name Length

A modification request for Chapter 19.16.040.A.2.d. is to allow street names in excess of 13 characters for the following streets:

- Marisabel Azcarate
- Christian Azcarate

This request is to allow the same street names to continue from Tres Suenos Unit 19.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', is written over the printed name.

Jorge L. Azcarate, P.E.  
Principal Engineer

I-2000-213.cep\_mod.request.no.10september18  
JLA/jla

# **ATTACHMENT 5**

## **PLANNING AND INSPECTION DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:**

No comments were received.

## **CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:**

No comments were received.

## **EL PASO WATER:**

We have reviewed the subdivision and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Annexation fees are due at the time of new service application for individual water meters within the subject subdivision.

### **Water:**

Water mains along the developed streets within the existing Tres Suenos Unit Nineteen development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

### **Sanitary Sewer:**

Sanitary sewer mains along the developed streets within the existing Tres Suenos Unit Nineteen development need to be extended to serve the property. These mains will be available for extensions after the issuance of Final Acceptance. The owner is responsible for the costs of this extensions.

### **General:**

The Owner is responsible for all water and sewer construction costs and the acquisition of easements if required.

EPWater-PSB requires a new service application to serve the subject property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board (EPWater-PSB) Rules and

Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CENTRAL APPRAISAL DISTRICT:**

Requested several block number changes; these revisions were sent to the applicant to address.

**FIRE:**

Recommend approval.

**EL PASO COUNTY:**

The County would prefer the subdivision tie into Stable Road and Boots Green Road for connectivity reasons and to avoid those streets becoming ½ mile dead-end streets that pose a public safety and welfare issue.

**EL PASO COUNTY WATER IMPROVEMENT DISTRICT:**

EPCWID has no comments on this item due to the subdivision is not within its boundaries.